

**MINUTES**  
**SANDY CITY COUNCIL MEETING**  
Sandy City Hall - Council Chamber Room #211  
10000 Centennial Parkway  
Sandy, Utah 84070

**FEBRUARY 21, 2006**

Meeting was commenced at 7:00 p.m.

**PRESENT:**

**Council Members:** Chairman Steve Fairbanks, Vice Chairman Linda Martinez Saville, Chris McCandless Bryant Anderson, and Stephen Smith,

**Mayor:** Tom Dolan

**Others in Attendance:** CAO Byron Jorgenson; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Fire Chief Don Chase; Administrative Services Director Art Hunter; Attorney Pat Casaday; Salt Lake Metropolitan Water Board members: John Kirkham & Steve Newton (representing Sandy City) LeLand Meirs Chairman, Mike Wilson General Manager; Council Office Director Phil Glenn; Council Office Manager Naleen Wright

**ABSENT/EXCUSED:**

**Council Members:** Scott Cowdell (Knee Surgery Recovery) and Dennis Tenney (Personal Business Trip)

**1. OPENING REMARKS/PRAYER/PLEDGE:**

The Prayer was offered by Boy Scout Dallin Hicken of Troop #178, and the Pledge was led by Beaver Hoching, also of Troop #178.

**2. CITIZEN(S) COMMENTS:**

- a. **Sandy Chamber representatives Tara Burke and -----** extended an invitation to members of the Council and Mayor to attend the annual "Taste of Sandy" event. In addition, an invitation was extended asking that they also volunteer to be judges of the food. Those desiring to attend and also participate as a judge were asked to RSVP to Tara Burke at the Sandy Chamber. The event will be held at the Sandy Exposition Center.

**3. Presentation: Study of the Metropolitan Water Operations/Administration [Metropolitan Consultants]**

**DISCUSSION:** Brent Jarkovac, representing the firm EMA, Inc., presented a power point presentation of a study ordered by Metropolitan Water District of Salt Lake and Sandy entitled "**Organizational, Staffing, and Operational Review**". (See Exhibit "A") This study reviewed the operation and maintenance procedures employed by the Metropolitan Water District of Salt Lake and Sandy, more commonly known as Metro. In April of 2005, Metro Staff developed and submitted a Staffing Plan, in support of Metro's new and expanding facilities that are currently under construction, being scrutinized for major repairs, or in the planning process for the future.

This staffing plan has come under scrutiny of both the Salt Lake City Council and the Sandy City Council. EMA paid particular attention to this staffing plan, and have reduced the number of projected new full time employees (FTEs) to a range that feels more comfortable to both agencies. EMA's recommended staffing level (69 FTEs) is eight (8) fewer FTEs than originally proposed by Metro's 2009 Staffing Plan (77 FTEs), which poses a significant savings.

The study conducted by EMA used a methodology employing a review process called "through the lens" of a privatizer. The theory was that, "*A privatizer would improve productivity beyond the present level, primarily by applying strategies that are different than those used today by Metro. A privatizer would eliminate any separation between operators and maintenance staff. Everyone would be capable of performing all phases of work. No one would be 'waiting and watching' for things to happen, or for their turn to perform a specific task. As a result, productivity would increase.*" According to the study, productivity would be increased by 20% or more.

Employees trained and cross-trained would be rewarded through a skill-based compensation program. In other words, the more skills an employee attains, the more pay and/or bonuses he/she would be eligible to receive.

Planning maintenance in advance of infrastructure failure is termed "Reactive Maintenance". Waiting until something breaks is very expensive. A privatizer would ensure that approximately 75% of maintenance work was pre-planned, where currently Metro is at an approximate 50% planned maintenance level.

Mr. Jarkovac applauded Metro's current operational and maintenance performance, as it ranks as the 4<sup>th</sup> best of 420 other similar agencies.

**Steve Newton**, an appointed representative of Sandy City's Metropolitan Water Board, expressed that he was very pleased with the reduction of FTEs. EMA's recommended staffing level (69 FTEs) is eight (8) fewer FTEs than originally proposed by Metro's 2009 Staffing Plan (77 FTEs), which poses a significant yearly savings.

Mr. Newton informed the Council of the upcoming need to find a way to fund a \$69 million dollar Metro projected shortfall. This shortfall involves new facilities, infrastructure, and badly needed repairs. Mr. Newton itemized several projects, with one of the largest being a water storage reservoir built in 1951. Estimated costs to repair this old reservoir have been set at \$20 million. Another \$25 million has been estimated as Metro's portion to cover the Murdock Canal. Several possible funding options for these and other improvements were also mentioned, i.e., bonding, taxes and water rate increases.

**Mike Wilson**, General Manager for Metro, stated that he and his staff support the staffing levels proposed by EMA. The reduction in FTEs will save Metro a half a million dollars per year.

**Councilman Chris McCandless** asked how much longer it will take to complete the new water treatment plant. He asked if Metro's construction project would be affected by the new price increases for steel and concrete. He noted that Sandy City residents have been paying what he believed was a 6-1/2% water rate increases each year for the past six years.

**Mike Wilson** reported that the main building project is 60% complete, but they have incurred delays in the construction of the pipeline. Mr. Wilson felt the overall project would meet the June, 2007, completion date. He stated that they have a fixed bid, and the price increases referenced by Mr. McCandless will not affect Metro's payment on this project.

**Bryant Anderson** asked Mr. Newton how he felt about the study.

**Steve Newton** responded that he was happy with the study for now, but noted that they may need to readdress it at a later date. Mr. Newton commented that Public Utilities Director **Shane Pace** has been involved in the full study process and has added his input.

**Councilman Steve Smith** noted that most of the costs discussed were fixed. There are many large scale maintenance costs and other major costs that cannot be dismissed, and which will likely result in rate increases, if other funding options and revenue sources are not found.

**Steve Newton** noted that it has been difficult, because Utah has experienced six years of drought. Water conservation was strongly encouraged and people complied. Water users have become so water conservation oriented, that they are now using less water, which means less revenue for the water district. Water rate increases also encourage less water consumption. Mr. Newton stated that Sandy and Salt Lake could both consider selling their excess water to generate additional revenue.

**Phil Glenn** informed the Council that during his interview with EMA he had informed them of the Council's concerns. He felt EMA had responded to those concerns and those of Salt Lake City.

**Council Chairman Steve Fairbanks** complimented **Mike Wilson** on the great job he was doing for the water district, both for Sandy and Salt Lake City.

**4. Sandy Pride Sponsorship/Exchange Club Committee**

**DISCUSSION:** Art Hunter stated that each year the City budgets \$10,000 [set aside in the Waste Collection Budget] to be used to purchase Sandy Pride Day garbage bags. Mr. Hunter stated that he was before the Council on behalf of the Exchange Club and the Sandy Pride Committee, to request that the funds be released so the plastic trash bags can be acquired. Mr. Hunter thanked the Council for their continued support of this event, and reminded them that Sandy Pride Day will be held on Saturday, May 13<sup>th</sup>.

**MOTION:** Chris McCandless made the motion that \$10,000 be allocated from the Waste Collection Budget, to be utilized by the Exchange Club and the Sandy Pride Committee to purchase garbage bags for Sandy Pride Day.

**SECOND:** Linda Martinez Saville

**VOTE:** McCandless- Yes, Saville- Yes, Tenney- Absent, Smith- Yes,  
Anderson- Yes, Cowdell- Absent, Fairbanks- Yes,

**MOTION PASSED**  
5 in favor, 2 Absent

**5. Interlocal Agreement: Formation of a Metro Fire Agency**

**Resolution #06-14 C - authorizing the execution of an Interlocal Cooperation Agreement between West Valley City, South Salt Lake City, South Jordan City, Murray City, Sandy City, West Jordan City, Midvale City and Bluffdale City for the formation of a Metro Fire Agency.**

**DISCUSSION:** Fire Chief Don Chase reported that due largely in part to the legal expertise and hours of negotiation put in by Sandy Attorney Pat Casaday, the eight aforementioned cities and their attorneys have been able to come to a unified agreement on tonight's proposed resolution to adopt an Interlocal Cooperation Agreement for the formation of a Metro Fire Agency. This agency will bring about stronger purchasing abilities and combined training that will save money for all of the fire agencies, and yet let them maintain their own individual autonomy. Chief Chase commented, "This is the best cooperative effort I've seen in the thirty years I've been a fireman."

**MOTION:** Bryant Anderson made the motion to adopt Resolution #06-14 C - authorizing the execution of an Interlocal Cooperation Agreement between West Valley City, South Salt Lake City, South Jordan City, Murray City, Sandy City, West Jordan City, Midvale City and Bluffdale City for the formation of a Metro Fire Agency.

**SECOND:** Stephen Smith

**VOTE:** Anderson- Yes, Smith- Yes, Tenney- Absent, McCandless- Yes,  
Saville- Yes, Cowdell- Absent, Fairbanks- Yes,

5 in favor, 2 Absent

**MINUTES:**

**6. Approving the January 31, 2006 and the February 14, 2006 City Council Meeting Minutes.**

**MOTION:** Chris McCandless made the motion to adopt both the January 31, 2006, and the February 14, 2006 City Council Meeting Minutes as presented.

**SECOND:** Stephen Smith

**VOTE:** The Council voted verbally and unanimously in the affirmative.

**MOTION PASSED**

**7. MAYOR'S REPORT:**

a. Mayor Dolan reported on his recent trip to Washington, D.C., where he spoke with Sandy's legislative delegation regarding funding and grants that may be available to Sandy City. A \$1.5 million dollar grant is being sought for a storm drain line, \$300,000 grant for the Bonnieville Shoreline Trail (Senator Bennett), and \$500,000 Police Technical Grant, among others. Funding is also being sought to help build Sandy's Urban Fishery.

b. Mayor Dolan stated that the current Utah Legislative session appears to be going quite well. We are

working with our legislative representatives to get legislation approved for cities to be able to impose a special impact fee on commercial development. These fees would be used to pay for a larger ladder truck that is able to reach taller commercial buildings.

- c. Senator Bramble is sponsoring HB-321 which, if approved, would implement a 1-1/4% tax on motel/hotel rooms. The tax would be used to help fund sport facilities. The bill has passed the house 47-28 and the Senate has yet to vote on it.

8. **CAO'S REPORT:**

- a. Byron Jorgenson reported that Shane Pace is working on securing a site for a new water tank. More updates will be provided at a later date.

9. **COUNCIL OFFICE DIRECTOR'S REPORT:**

- a. Provided during Planning Meeting.

10. **OTHER COUNCIL BUSINESS:**

- a. None

**At approximately 8:06 p.m., Bryant Anderson made a motion to adjourn Council Meeting, motion seconded by Chris McCandless.**

**The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.**

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**Steve Fairbanks  
Council Chairman**

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**Naleen Wright  
Council Office Manager**